

**SHEET 1 OF 2 SHEETS**

LOTS: 1 NUMBERED  
ACREAGE: 20,127 SQ. FT. 0.461 AC.  
DATE OF SURVEY: NOVEMBER, 2006  
ALL OF TENTATIVE TRACT MAP NO. 17133

**TRACT MAP NO. 17133**

**IN THE CITY OF COSTA MESA,  
COUNTY OF ORANGE, STATE OF CALIFORNIA**

BEING A PORTION OF LOT 31, TRACT No. 376, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 15, PAGE 29, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
**QUOTA SURVEYING, INC. PAUL A. CUDOMO P.L.S. 4136**  
**NOVEMBER, 2006**

ACCEPTED AND FILED AT THE REQUEST OF  
OLD REPUBLIC TITLE COMPANY

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
TOM DAILY  
COUNTY CLERK-RECORDER  
BY: \_\_\_\_\_  
DEPUTY

**OWNERSHIP CERTIFICATE:**

WE, THE UNDERSIGNED BEING THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDED OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY PURPOSES OVER LOT 1, AS SHOWN ON SAID MAP.
2. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ELDEN AVENUE EXCEPT AT APPROVED ACCESS LOCATION.

AGNES ENTERPRISES, LLC.

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**BENEFICIARY:**

GRAND P. RYAN AND GENEVIA M. RYAN TRUSTEES OF THE RYAN FAMILY TRUST DATED JUNE 15, 1979, BENEFICIARY PER DEED OF TRUST RECORDED JANUARY 6, 2006 AS INST. No. 2006-00012706, OFFICIAL RECORDS

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss

ON THIS \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS  
NOTARY PUBLIC IN AND FOR SAID STATE IN \_\_\_\_\_ COUNTY  
(NAME PRINTED) MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss

ON THIS \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS  
NOTARY PUBLIC IN AND FOR SAID STATE IN \_\_\_\_\_ COUNTY  
(NAME PRINTED) MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss

ON THIS \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS  
NOTARY PUBLIC IN AND FOR SAID STATE IN \_\_\_\_\_ COUNTY  
(NAME PRINTED) MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF AGNES ENTERPRISES, LLC ON NOVEMBER, 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS OF RECORDED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

PAUL A. CUDOMO  
P.L.S. 4136  
EXP. 6/30/2008  
DATE

**COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLETED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
RAYMOND L. WAITE  
L.S. 6185  
EXPIRATION DATE: 3-31-08  
COUNTY SURVEYOR

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP. IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH, AND PURSUANT TO THE PROVISIONS OF SECTION 66491 (c) OF THE SUBDIVISION MAP ACT I HEREBY WAIVE THE PRELIMINARY SOLS REPORT REQUIREMENT FOR THIS SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
ERNESTO MUNOZ  
R.C.E. NO. 47643  
EXPIRATION DATE: DECEMBER 31, 2007  
OF THE CITY OF COSTA MESA



**CITY CLERK'S CERTIFICATE:**

STATE OF CALIFORNIA  
COUNTY OF ORANGE/SS  
CITY OF COSTA MESA

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF COSTA MESA AT A REGULAR MEETING, HEARD, FIELD, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, AND THAT SAID MAP WAS APPROVED AND PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC.

1. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY PURPOSES OVER LOT 1, AS SHOWN ON SAID MAP.
  2. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ELDEN AVENUE EXCEPT AT APPROVED ACCESS LOCATION.
- AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(c)(3)(A) OF THE SUBDIVISION MAP ACT.
- IN WITNESS WHEREOF, I HAVE HERE ONTO SET MY HAND AND AFTH THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.
- DATED THIS DAY OF \_\_\_\_\_, 2007.

ALICE FOLLOK  
CITY CLERK OF THE CITY COUNCIL  
OF THE CITY OF COSTA MESA

**COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS, ENCUMBRANCES, TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

CHRIS W. STREET  
COUNTY TREASURER - TAX COLLECTOR  
BY: \_\_\_\_\_  
DEPUTY TREASURER - TAX COLLECTOR

**SIGNATURE OMISSIONS:**

PURSUANT TO THE PROVISIONS OF SECTION 66436 (d)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES, RECORDED OCTOBER 7, 1965 AS INSTRUMENT NUMBER 5939 IN BOOK 7695, PAGE 355 O.R.
2. ARTHUR FERNS AND EMMA FERNS, HOLDER OF AN EASEMENT FOR UTILITIES AND ELECTRIC RAILWAY LINES, RECORDED DECEMBER 9, 1924 IN BOOK 554, PAGE 142 OF DEEDS, SAID EASEMENT IS BLANKET AND NOT PLOTTED HEREON.

**SHEET 2 OF 2 SHEETS**

LOTS: 1 NUMBERED  
ACREAGE: 20127 SQ. FT. 0.461 AC.  
DATE OF SURVEY: NOVEMBER, 2006  
ALL OF TENTATIVE TRACT MAP NO. 17133

**TRACT MAP NO. 17133  
IN THE CITY OF COSTA MESA,  
COUNTY OF ORANGE, STATE OF CALIFORNIA**

BEING A PORTION OF LOT 31, TRACT NO. 376, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 15 PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PAUL A. GUIDA P.L.S. 4136**  
NOVEMBER, 2006  
FOR CONDOMINIUM PURPOSES

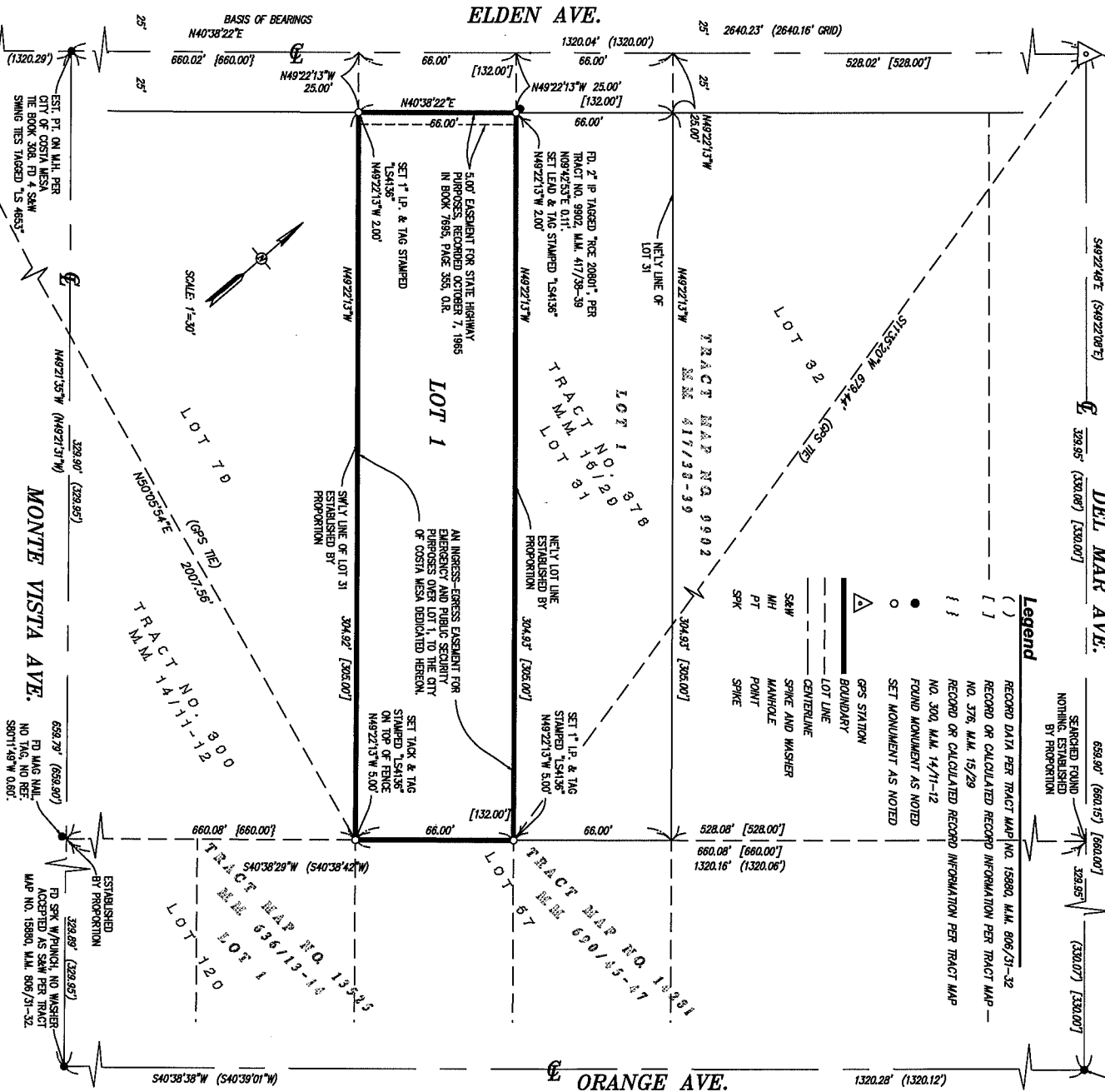
GPS STATION 6194  
TO BE SET AND THE STATIONED THE  
POINT ON ANY SENSITIVE STATION IS  
LOCATED AT CENTERLINE INTERSECTION OF  
ELDEN AVE. AND SANTA ISABEL AVE. PER  
RECORDS IN BOOK 15 PAGE 29 OF  
MISCELLANEOUS MAPS, IN THE COUNTY  
SURVEYOR, 2006/01/13  
EASTING: 602923.140

FD PT. ON M4 PER TRACT MAP  
NO. 15880, M.M. 806/31-32  
FD 3-2-07 SAW SWING TIES  
TAGGED TS 6154", NO REF.

659.90' [660.15'] [660.00']  
329.95' [330.07'] [330.00']  
SEARCHED FOUND  
NOTHING ESTABLISHED  
BY PROPORTION

**Legend**  
( ) RECORD DATA PER TRACT MAP NO. 15880, M.M. 806/31-32  
[ ] RECORD OR CALCULATED RECORD INFORMATION PER TRACT MAP —  
NO. 376, M.M. 15/29  
| | RECORD OR CALCULATED RECORD INFORMATION PER TRACT MAP  
NO. 300, M.M. 14/11-12  
● FOUND MONUMENT AS NOTED  
○ SET MONUMENT AS NOTED  
GPS STATION  
△ BOUNDARY  
— LOT LINE  
--- CENTERLINE  
SAW SPIKE AND WASHER  
MH MAINHOLE  
PT POINT  
SPK SPIKE

**ELDEN AVE.**



GPS ST. NO. 6194  
TO BE SET AND THE STATIONED THE  
POINT ON ANY SENSITIVE STATION IS  
LOCATED AT CENTERLINE INTERSECTION OF  
ELDEN AVE. AND SANTA ISABEL AVE. PER  
RECORDS IN BOOK 15 PAGE 29 OF  
MISCELLANEOUS MAPS, IN THE COUNTY  
SURVEYOR, 2006/01/13  
EASTING: 602923.140

**SANTA ISABEL AVE.**

**Basis of Bearings:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING  
SYSTEM (OCS83), ZONE 1, 1983 NAD, (1991.35 EPOCH OCS GPS  
ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS  
OTHERWISE NOTED, TO OBTAIN GRID DISTANCES MULTIPLY GROUND  
DISTANCE BY 0.99997207.

**Datum Statement**  
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE  
SYSTEM (OCS83), ZONE 1, 1983 NAD, (1991.35 EPOCH OCS GPS  
ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS  
OTHERWISE NOTED, TO OBTAIN GRID DISTANCES MULTIPLY GROUND  
DISTANCE BY 0.99997207.